

REAL ESTATE NEWS---A MONSTER FLAT BUILDING OPERATION IN HARLEM.

s of Real Estate in Manhattan Fall Off and Brokers Blame the Coming Election--Owners of Apartment Houses Keeping Their Prices High.

Even brokers whose mental resourcefulness has many times elicited words of praise from their less brilliant brothers are at a loss to give substantial reasons for the fact that the last week in October was productive of considerably fewer sales than had been expected.

Of course there is the stock excuse that both buyers and sellers are waiting for the election to pass. This, however, is not a reason of sufficient importance to dwell on. Except for its effect upon the political complexion of the State Assembly the election is of comparative insignificance.

Interest rates for money have eased up in the past six days, and evidences that further decrease in the loaning rates are near at hand are abundant. It is a fact that those owners of property who are not compelled by maturing mortgages and other unpleasant financial conditions to realize upon their holdings are not at all inclined to pare the prices which they have laid on their properties.

This is especially true with those who have recently completed large apartment houses. Not only has the cost of construction of this class of buildings been materially increased in the last few months, but the difficulties in the way of securing such buildings are so numerous that persons who own them are more disposed to increase than to decrease the values at which they hold them.

Speculators Holding Off. Fully shrewd buyers argue that the loss affecting this class of property is temporary, and that within a few months the speculative builders will be in a position to duplicate any of the large buildings at considerably less than they could now.

Monday have not been numerous of them have been interested in the transfer of ownership in Nos. 87 Grand street is of especial interest to East Side owners and residents, all bring about a building operation new to that vicinity.

The owner is to erect a seven-story house containing elevators, lights, steam heat, tiled bath and every other desirable improvement.

is no building of that class on the East Side, and there are so many in homes in that section that there is besides this building with novel features of the opinion that the venture is successful.

an important transaction in real-estate was the sale of the fine residence, No. 5 East Sixty-first street, a five-story, high stoop residence, 225 Fifth avenue; the four-story residence, No. 221 West Seventeenth street; and the old dwelling, No. 221 West Eighteenth street.

It named parcel was bought for \$100,000, and a business building will be erected on it and the adjoining lot.

& Co. to Enlarge Their Store. Purchase by Adams & Co. of West second street old dwellings was for the purpose of securing additional room for new Sixth avenue store, and the lot of the plot 50x114 on Twenty-first street, one hundred feet west of the lot, by R. J. Horner & Co., was given to the building of a storehouse.

section of mercantile property recently was the sale of the five-story, No. 255 Pearl street, by W. W. MacFarland has sold the very brownstone front residence, with 25x70, No. 54 Riverside Drive, which was owned for about eight years. The owner is a Mr. Lewis, who pays \$30,000 for property.

Joseph Steiner & Bro. have sold the five-story and basement store and loft building, with lot 25x100, No. 255 Pearl street, to M. & L. Hess, who are the brokers, and the price is about \$30,000.

Michael Hanlon has sold the three-story tenements, each on lot 25x100, Nos. 72 to 76 East Seventh street. In part, he takes the two five-story flats, a plot, Nos. 215 and 217 West One Hundred and Twentieth street.

& F. A. Libbey have sold the eight-story brick double flats, each on lot No. 408 to 422 East One Hundred and Twenty-third street, for about \$110,000. Taft & Co. were the brokers.

Residence Property Sold. Freiss & Schoonmaker have sold for Mr. Hinkelstein to J. Roth the three-story brownstone-front dwelling, with lot 10x21x100, No. 10 East Sixteenth street.

Rachel Lane has sold to a Mr. Prager the two-story flat, with lot 25x100.11, No. 12 East One Hundred and Thirtieth street, for about \$25,000. M. Bargelahn was the broker.

Fish has sold the three-story brick with lot, 25x100, No. 345 Amsterdam street.

Monroe & Rodgers have sold for H. T. very the five-story tenement, with lot,

25x100, No. 233 West Sixty-second street, to Rose Mack.

Rebecca Cohn has sold the northeast corner of Cliff and Broome streets, a lot, 45x55, with old buildings. The buyer, Nathan Silverman will erect a six-story

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

25x100, No. 233 West Sixty-second street, to Rose Mack.

Rebecca Cohn has sold the northeast corner of Cliff and Broome streets, a lot, 45x55, with old buildings. The buyer, Nathan Silverman will erect a six-story

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

25x100, No. 233 West Sixty-second street, to Rose Mack.

Rebecca Cohn has sold the northeast corner of Cliff and Broome streets, a lot, 45x55, with old buildings. The buyer, Nathan Silverman will erect a six-story

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

Well & Meyer have sold the two-story tenements, with plot, 54x100, No. 720 and 722 East Sixth street.

J. E. Butterworth has sold the three-story high stoop brick and stone dwelling,

flat with stores there.

An Entire Block Between Lenox and Seventh Avenues to Be Improved with Handsome Flats Costing \$2,000,000 and Housing 568 Families.

Harlem is to have a building improvement that will exceed in magnitude the famous block of King model dwellings. This is to be a block of flats—five stories high, with brownstone and Indiana limestone fronts.

There will be fifty-eight flats in the block and they will cost to erect \$2,000,000. They will fill the great block, 200x750, bounded by Lenox and Seventh avenues, One Hundred and Thirtieth and One Hundred and Thirtieth streets. This block is on the opposite side of Seventh Avenue Drive from the King block of model dwellings—brick structures, only three stories high.

Peter Muller is to erect these flats from plans by Edward Wenz. Fourteen of them are now being built. At the time he started these fourteen houses Mr. Muller did not realize the extent to which his operations would go. From the Morganthau syndicate he first bought the Seventh Avenue front, extending 178 feet on each street, and began the erection of eight stores and flats on the avenue and three flats on each street. Recently he bought an additional 200 feet on each street, and on these twenty lots he proposes to erect twenty more flats.

Including the Lenox Avenue front there remain in the block 112 feet, which Mr. Muller has an option to purchase and which he will purchase as soon as he completes and sells the Seventh Avenue front. His plans for improving the entire block are perfected, with the exception of taking title to the Lenox Avenue section.

Part of Old Watt Farm. This block was a part of the old Watt farm. On the opposite side of One Hundred and Thirtieth street the Watt home, a relic of colonial architecture, still stands.

The eight stores and flats on the Seventh Avenue front are up to the roofs. They are built of Indiana limestone and white pressed brick. All are twenty-five feet front. The corner houses are almost five feet deep, and the inside avenue houses eighty-four feet deep.

The six street flats, twenty-six feet front each, are up to the fifth stories. They are detached from the avenue houses by a five-foot court, increasing in the middle of the block to sixteen feet. There are rear courts between each of the avenue houses and each of the street houses, and each street house is to have a fifteen-foot rear yard.

The plans for the next four houses call for solid brownstone fronts; for the next six houses, Indiana limestone and pressed brick fronts, and so on, changing from limestone to brownstone and vice versa up to the Lenox Avenue front, which will be of limestone and brick, the counterpart of the Seventh Avenue front.

The brownstone houses will be similar to those comprising the row of six houses erected by Mr. Muller at Nos. 3 to 13 West One Hundred and Fourteenth street. The fifty-four inside houses will be double flats, the four corner houses triple flats.

In these fifty-eight new houses there will be all told, 568 flats. Mr. Muller's block improvement will give homes to over half a thousand families—flat homes of the

of 165th st., 30x100, five-story brick flat with stores. Foreclosure.

One Hundred and Fourth street, No. 58, Amsterdam ave., No. 2106, w. s., 87.11 s. s., 227.4 ft. e. of Columbus ave., 33.4x

100.11, five-story brick flat. Foreclosure.

BY HERBERT A. SHERMAN.
Division street, No. 15, s. s., 100.5 e. Catharine st., 12x70.6, two-story brick stores. Foreclosure.

Thursday, November 9.
BY WILLIAM KENNELLY.
Jackson street, No. 51, on map No. 53, w. s., 74.7 s. Cherry st., 25x75, five-story brick tenement. Foreclosure.

Twenty-seventh street, Nos. 244 to 248, s. s., 150 ft. e. 8th ave., 60x58.8x62.2x58.9, two six-story brick stores. Foreclosure.

By JOHN T. BOYD.
Willis avenue, Nos. 170 to 174, e. s., 50 ft. n. of 135th st., 50x100, three four-story brick dwellings. Foreclosure.

By PETER F. MEYER & CO.
One Hundred and Thirtieth street, n. s., 1,050 ft. w. of Home ave., 50x100. Foreclosure.

One Hundred and Thirtieth street, n. s., 1,050 ft. w. of Home ave., 50x100. Foreclosure.

Elton avenue, Nos. 857 and 859, n. w. cor. 160th st., 50x100, two four-story brick flats and stores. Foreclosure.

Seventy-fifth st., Nos. 227 to 231, n. s., 230 ft. w. of 2d ave., 75x102.2, three four-story brick tenements. Foreclosure.

One Hundred and Sixth st., No. 62, s. s., 150 ft. e. of Columbus ave., 20x100.11, five-story stone front flat. Foreclosure.

One Hundred and Ninth st., Nos. 102 and 104, s. s., 100 ft. w. of Columbus ave., 50x100.11, two five-story brick flats. Foreclosure.

By HERBERT A. SHERMAN.
Convent ave., No. 49, e. s., 470.6 ft. n. of 141st st., 20x100, four-story front, five-story rear, brick dwelling. Foreclosure.

By PHILIP A. SMYTH.
One Hundred and Twentieth st., West, No. 398, near 8th ave., five-story brownstone flat, lot 25x100.11. Voluntary sale.

Fifth st., No. 329, near 2d ave., five-story brick tenement, lot 25x75. Voluntary sale.

By RICHARD V. HARNETT & CO.
Eighty-third st., East, No. 207, near 3d ave., four-story brick tenement, lot 20x102.2. Executor's sale.

Third ave., No. 781, near 48th st., three-story frame dwelling, lot 25x35. Executor's sale.

Third ave., No. 783, adjoining three-story brick building, lot 24x35. Executor's sale.

Friday, November 10.
By WILLIAM M. RYAN.
Broome st., No. 33, s. w. cor. of Goerck st., 25x100, five-story brick tenement with stores. Foreclosure.

By D. PHOENIX INGRAHAM & CO.
One Hundred and Sixteenth st., No. 20, s. s., 201 ft. w. of 5th ave., 21x100.11, five-story brick flat. Foreclosure.

By PETER F. MEYER.
Lexington ave., No. 1702, w. s., 84.3 ft. s. of 107th st., 16x87.5, three-story stone front dwelling. Foreclosure.

Fifty-first st., No. 304, s. s., 100 ft. w. of 10th ave., 25x100.3, three-story frame store and tenement with four-story brick tenement on rear. Foreclosure.

Eighty-first st., No. 405, n. s., 131.6 ft. e. of 1st ave., 25x102.2, five-story brick store and tenement. Foreclosure.

One Hundred and Fourth st., No. 66, s. s., 100 ft. e. of Columbus ave., 31x100.11, five-story brick flat. Foreclosure.

By RICHARD V. HARNETT & CO.
One Hundred and Twelfth st., Nos. 340 and 342, s. s., 125 ft. w. of 1st ave., 50x100.11, two five-story brick flats. Foreclosure.

Kossuth avenue, or st., s. e. cor. Matilda

of 165th st., 30x100, five-story brick flat with stores. Foreclosure.

One Hundred and Fourth street, No. 58, Amsterdam ave., No. 2106, w. s., 87.11 s. s., 227.4 ft. e. of Columbus ave., 33.4x

100.11, five-story brick flat. Foreclosure.

BY HERBERT A. SHERMAN.
Division street, No. 15, s. s., 100.5 e. Catharine st., 12x70.6, two-story brick stores. Foreclosure.

Thursday, November 9.
BY WILLIAM KENNELLY.
Jackson street, No. 51, on map No. 53, w. s., 74.7 s. Cherry st., 25x75, five-story brick tenement. Foreclosure.

Twenty-seventh street, Nos. 244 to 248, s. s., 150 ft. e. 8th ave., 60x58.8x62.2x58.9, two six-story brick stores. Foreclosure.

By JOHN T. BOYD.
Willis avenue, Nos. 170 to 174, e. s., 50 ft. n. of 135th st., 50x100, three four-story brick dwellings. Foreclosure.

By PETER F. MEYER & CO.
One Hundred and Thirtieth street, n. s., 1,050 ft. w. of Home ave., 50x100. Foreclosure.

One Hundred and Thirtieth street, n. s., 1,050 ft. w. of Home ave., 50x100. Foreclosure.

Elton avenue, Nos. 857 and 859, n. w. cor. 160th st., 50x100, two four-story brick flats and stores. Foreclosure.

Seventy-fifth st., Nos. 227 to 231, n. s., 230 ft. w. of 2d ave., 75x102.2, three four-story brick tenements. Foreclosure.

One Hundred and Sixth st., No. 62, s. s., 150 ft. e. of Columbus ave., 20x100.11, five-story stone front flat. Foreclosure.

One Hundred and Ninth st., Nos. 102 and 104, s. s., 100 ft. w. of Columbus ave., 50x100.11, two five-story brick flats. Foreclosure.

By HERBERT A. SHERMAN.
Convent ave., No. 49, e. s., 470.6 ft. n. of 141st st., 20x100, four-story front, five-story rear, brick dwelling. Foreclosure.

By PHILIP A. SMYTH.
One Hundred and Twentieth st., West, No. 398, near 8th ave., five-story brownstone flat, lot 25x100.11. Voluntary sale.

Fifth st., No. 329, near 2d ave., five-story brick tenement, lot 25x75. Voluntary sale.

By RICHARD V. HARNETT & CO.
Eighty-third st., East, No. 207, near 3d ave., four-story brick tenement, lot 20x102.2. Executor's sale.

Third ave., No. 781, near 48th st., three-story frame dwelling, lot 25x35. Executor's sale.

Third ave., No. 783, adjoining three-story brick building, lot 24x35. Executor's sale.

Friday, November 10.
By WILLIAM M. RYAN.
Broome st., No. 33, s. w. cor. of Goerck st., 25x100, five-story brick tenement with stores. Foreclosure.

By D. PHOENIX INGRAHAM & CO.
One Hundred and Sixteenth st., No. 20, s. s., 201 ft. w. of 5th ave., 21x100.11, five-story brick flat. Foreclosure.

By PETER F. MEYER.
Lexington ave., No. 1702, w. s., 84.3 ft. s. of 107th st., 16x87.5, three-story stone front dwelling. Foreclosure.

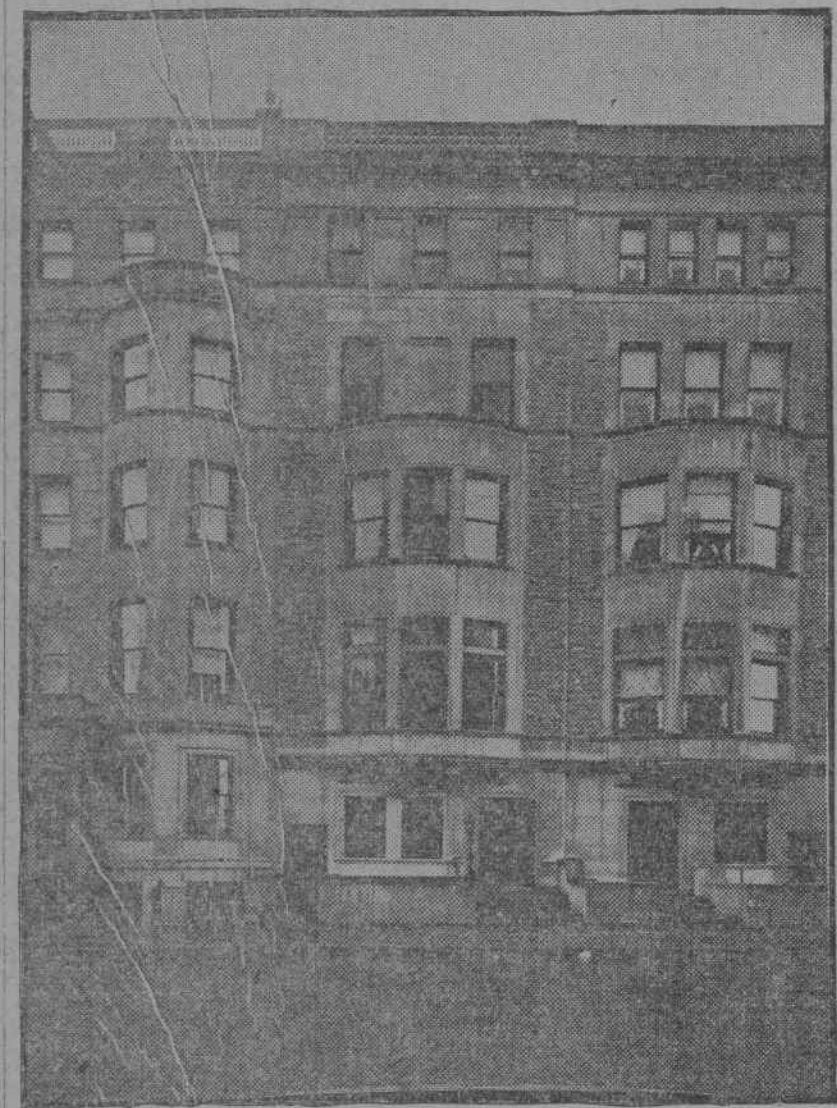
Fifty-first st., No. 304, s. s., 100 ft. w. of 10th ave., 25x100.3, three-story frame store and tenement with four-story brick tenement on rear. Foreclosure.

Eighty-first st., No. 405, n. s., 131.6 ft. e. of 1st ave., 25x102.2, five-story brick store and tenement. Foreclosure.

One Hundred and Fourth st., No. 66, s. s., 100 ft. e. of Columbus ave., 31x100.11, five-story brick flat. Foreclosure.

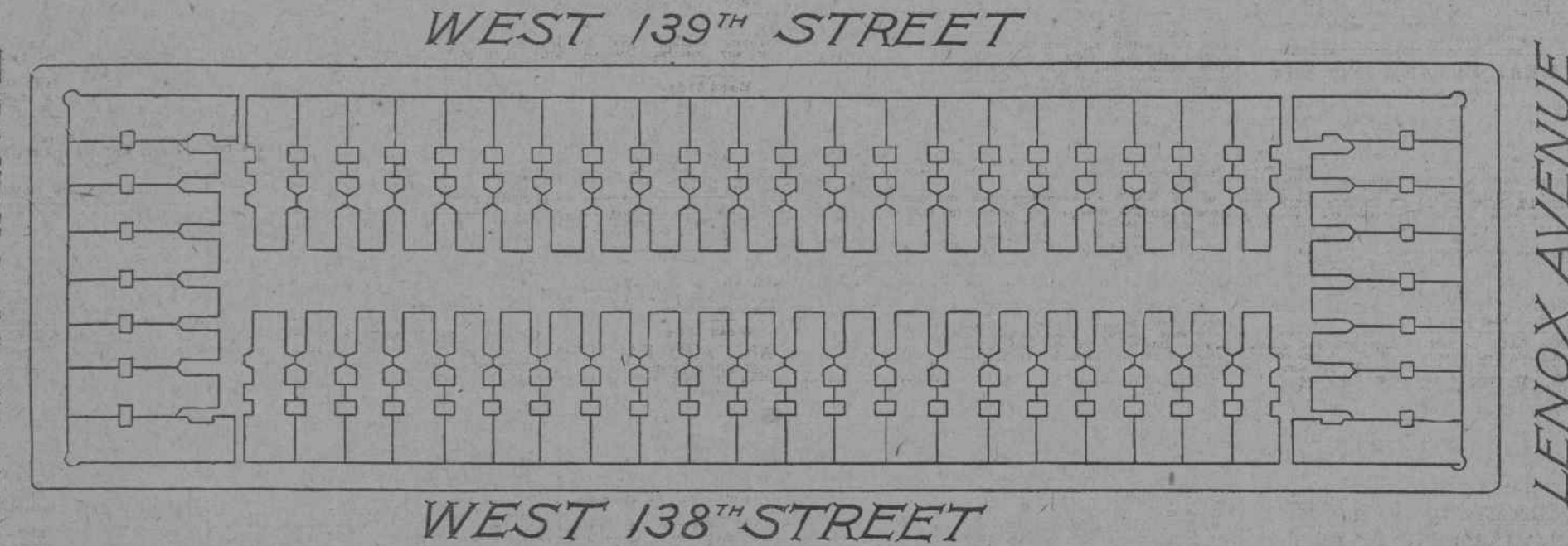
By RICHARD V. HARNETT & CO.
One Hundred and Twelfth st., Nos. 340 and 342, s. s., 125 ft. w. of 1st ave., 50x100.11, two five-story brick flats. Foreclosure.

Kossuth avenue, or st., s. e. cor. Matilda



President George C. Clausen's New Residence, No. 20 East 72d St.

KING MODEL DWELLINGS
SEVENTH AVENUE



Ground Plan of Fifty-eight Five-Story Flats to Cover an Entire Block and House 568 Families.

with lot, 25x100, No. 2064 Rye avenue. Seven five-story brick, stone and terra cotta flats, five of them, 50x85, and two of them, 30x85, will be built on the south side of One Hundred and Twelfth street, 358 feet west of Fifth avenue, by Ruston & Reiss, who purchased the property a few months ago. Their total cost is estimated at \$195,000.

Five six-story flats, 25x85 each, and costing in all \$100,000, will be built on the south side of One Hundred and Thirtieth street, 150 feet west of Amsterdam avenue, by R. Juster.